043.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,109,800 / 1,109,800
					USE VALUE:	1,109,800 / 1,109,800
					ASSESSED:	1,109,800 / 1,109,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93	-95	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIFFIN FRANCIS X
Owner 2:	GRIFFIN KAREN F
Owner 3:	
Street 1:	95 WEBSTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRIFFIN FRANCIS X -
Owner 2:	-
Street 1:	95 WEBSTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 3156 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5081.000	651,900		457,900	1,109,800
Total Card	0.117	651,900		457,900	1,109,800
Total Parcel	0.117	651,900		457,900	1,109,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.65 /Parcel: 351.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29953

GIS Ref

GIS Ref

Insp Date 11/12/18

!3627!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	651,900	0	5,081.	457,900	1,109,800		Year end	12/23/2021
2021	104	FV	621,800	0	5,081.	457,900	1,079,700		Year End Roll	12/10/2020
2020	104	FV	622,000	0	5,081.	457,900	1,079,900	1,079,900	Year End Roll	12/18/2019
2019	104	FV	499,200	0	5,081.	486,600	985,800	985,800	Year End Roll	1/3/2019
2018	104	FV	499,200	0	5,081.	354,900	854,100	854,100	Year End Roll	12/20/2017
2017	104	FV	468,200	0	5,081.	309,100	777,300	777,300	Year End Roll	1/3/2017
2016	104	FV	468,200	0	5,081.	263,300	731,500	731,500	Year End	1/4/2016
2015	104	FV	410,400	0	5,081.	257,600	668,000	668,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:22:23

LAST REV

Date	Time
10/09/19	13:57:58
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3627

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIFFIN FRANCIS	47290-202		4/18/2006	Family	1	No	No		
KEATING MARION	26545-19		7/31/1996		207,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2006	219	Redo Kit	80,000	C		G8	GR FY08	& REDO BTH, ADD 40

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
1/31/2007	Permit Visit	BR	B Rossignol
2/29/2000	Mailer Sent		
2/29/2000	Measured	268	PATRIOT
7/12/1988		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5081		Sq. Ft.	Site		0	80.	1.13	1									457,944						457,900	

Total AC/HA:	0.11664	Total SF/SM:	5081	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	457,944	Spl Credit		Total:	457,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98269963
Const Adj.:	0.98000199
Adj $ / SQ:	173.349
Other Features:	112607
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	730788
Depreciation:	78925
Depreciated Total:	651863

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	12	5	

Totals		
0		

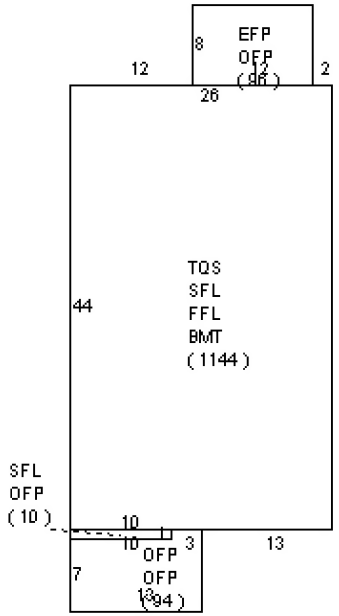
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.35
Special Features:	0	Val/Su Net:	139.00
Final Total:	651900	Val/Su SzAd	206.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,154	173.350	200,044
BMT	Basement	1,144	52.000	59,493
FFL	First Floor	1,144	173.350	198,311
TQS	3/4 Story	858	173.350	148,733
OFP	Open Porch	294	21.670	6,371
EFP	Enclos Porch	96	54.470	5,229

Net Sketched Area:	4,690	Total:	618,181
Size Ad	3156	Gross Area	4976	FinArea	3156
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1999	0.00	T	16	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	